

St. Louis City Ordinance 63908

FLOOR SUBSTITUTE

BOARD BILL NO. [96] 219

INTRODUCED BY ALDERMAN DANIEL M. GRUEN , FRED WESSELS, JR. ,
MARGE VINING , JAMES C. SONDERMANN, MIKE MITCHELL , CRAIG
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An ordinance pertaining to condemnations, repealing section 119.1 of Section three of Ordinance 63703, approved on March 26, 1996, and in lieu thereof enacting a new section to be codified as Section 25.01.030, subsection 119.1 of the Revised Code of the City of St. Louis; and further enacting an additional new section to be codified as Section 25.01.030, subsection 119.3.2 of the Revised Code of the City of St. Louis pertaining to the occupancy of certain buildings and structures; and containing an emergency clause..

BE IT ORDAINED BY THE CITY OF ST. LOUIS AS FOLLOWS:

SECTION ONE. Section 119.1 of Section three of Ordinance 63703 approved on March 26, 1996 is hereby repealed.

SECTION TWO. There is hereby enacted the following section to be codified as Section 25.01.030 subsection 119.1 of the Revised Code of the City of St. Louis:

119.1 Notification: If, upon making an inspection and examination, the code official finds that a building, structure or premises has one or more of the defects described below, the code official shall notify in writing, as provided in Section 119.2, the owner(s) of said building, structure or premises, as recorded most recently in the City of Saint Louis Assessor's Office, the defects found in said building, structure or premises, and shall order them to proceed to properly demolish, repair, and secure or correct all conditions causing condemnation of said building, structure or premises within seven (7) days. This document is to be known as a Notice of Condemnation. If the conditions have not been corrected by the date listed in the notice, the building, structure, premises, or portion thereof or appurtenance thereto will be condemned and may be required to be vacated and secured or demolished. Possible defects may be one or more of the following:

1. The building or structure is in a condition which endangers either the lives or safety of persons, whether occupants or otherwise, or other property;
2. The condition of the building or structure by reason of the making of an excavation on the lot on which it is located, or any adjoining lot, endangers either the lives or safety of persons, whether occupants or otherwise, or other property;
3. The building, structure or premises is a fire hazard for any reason, including without limitation: obsolescence, dilapidation, deterioration, damage, lack of sufficient fire-resisting qualities, poor sanitation, or faulty electrical wiring, gas connections or heating apparatus;
4. The building or structure lacks safe or adequate facilities for means of egress in case of fire or panic;
5. The building or structure has any one or more of the following conditions:
 - A. Improperly distributed loads upon the floors or roof;
 - B. Overloaded floors or roofs;
 - C. Insufficient strength to be reasonably safe for its actual or intended use;
6. Any portion of the building or structure has been so damaged by fire, earthquake, wind, flood, vandalism, malicious mischief, or any other cause, that the building or structure is no longer safe or suitable for its actual or intended use;
7. Any interior or exterior portion, member, appurtenance, ornamentation or any other component of the building or structure is likely to fall or collapse, or become detached or dislodged, and thereby injure persons or damage property;
8. Any portion of the building or structure has racked, warped, buckled or settled to such an extent that its walls or other structural portions have insufficient resistance to fire, earthquake, wind, flood or similar perils;
9. Part or all of the building or structure is in danger of collapsing for any reason;
10. The building or structure has exterior walls or other vertical structural members which list, lean or buckle;

11. The building, structure or premises, or any portion thereof is, for any reason, unsafe for its actual or intended use;

12. The building or structure has been so damaged by fire, earthquake, wind, flood, vandalism, malicious mischief, or any other cause, or has become so dilapidated, deteriorated or decayed as to come within any one or more of the following categories:

A. The building or structure may attract and result in harm to children;

B. The building or structure is, or is likely to become, a harbor for vagrants, criminals or immoral persons;

C. The building or structure enables persons to resort thereto for the purpose of committing unlawful or immoral acts;

13. The building, structure or premises has been constructed, exists, or is being maintained in violation of any provisions of this code, or of any law of the City of Saint Louis;

14. The building or structure does not have the strength, fire-resisting qualities or weather-resisting qualities required by this code for newly constructed buildings of like area, height and occupancy;

15. The building, structure, or premises is used or intended to be used for purposes that are likely to injure the health, safety or welfare of persons who occupy or may occupy said building or structure by reason of any one or more of the following conditions:

A. Inadequate maintenance, dilapidation, deterioration, decay or damage;

B. Faulty construction;

C. Inadequate light, ventilation or sanitation facilities;

D. The building, structure or premises is being used for any illegal purposes;

16. Any portion of the building or structure has been left remaining on a site after its demolition or destruction;

17. The building or structure is vacant for a period in excess of six (6) months, and because of its condition, it is unsafe or unsanitary, or it endangers property or the health, morals, safety or welfare of persons;

18. A building or structure is subject to demolition if the building or structure is vacant and has been ordered secured or has been secured by order of the code official for a period in excess of twelve (12) months and has been condemned for occupancy or has been used in the commission of a crime subsequent to being ordered secured or being secured.

19. The building or structure is only partly constructed and construction has stopped for a period in excess of six (6) months, and because of its condition, affects the health, safety and welfare of the adjacent properties.

SECTION THREE. There is hereby enacted the following section to be codified as Section 25.01.030, subsection 119.3.2 of the Revised Code of the City of St. Louis:

119.3.2 Reentry of Secured buildings Notwithstanding any ordinance to the contrary, the occupancy of any building or structure which has been ordered secured or has been secured by order of the code official shall be prohibited until the owner of said building or structure obtains a certificate of inspection, as contained in Ordinance 62887, or an occupancy permit, as required in Ordinance 63703, from the code official. For purposes of this section, work performed on any building or structure as a prerequisite to a certificate of inspection shall not be considered occupancy of said building or structure.

SECTION FOUR. The provisions of Subsection 18 of Section Two shall be applied retroactively to any building or structure which has been ordered secured or has been secured by order of the code official as of the effective date of this ordinance.

SECTION FIVE. EMERGENCY CLAUSE.

This being an ordinance for the preservation of public peace, health, and safety, it is hereby declared to be an emergency measure within the meaning of Sections 19 and 20 of Article IV of the Charter of the City of St. Louis and therefore shall become effective immediately upon its passage and approval by the mayor.

Legislative History					
1ST READING	REF TO COMM	COMMITTEE	COMM SUB	COMM AMEND	VOTE

10/04/96	10/04/96	PS	11/07/96		
2ND READING	FLOOR AMEND	FLOOR SUB	VOTE	PERFECTN	PASSAGE
11/08/96				11/15/96	11/15/96
ORDINANCE	VETOED		VETO OVR		EFFECTIVE
63908					